

126.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,011,000 / 1,011,000

APPRAISED:

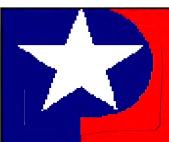
1,011,000 / 1,011,000

USE VALUE:

1,011,000 / 1,011,000

ASSESSED:

1,011,000 / 1,011,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 41 | | BAILEY RD, ARLINGTON |

| Legal Description | | | | | | User Acct |
|-------------------|--|--|--|--|--|-----------|
| | | | | | | 81280 |
| | | | | | | GIS Ref |
| | | | | | | GIS Ref |
| | | | | | | Insp Date |
| | | | | | | 11/21/08 |

OWNERSHIP

Unit #:

| | |
|------------------------------|--|
| Owner 1: LEE CHRISTOPHER H & | |
| Owner 2: GERTNER ABIGAIL | |
| Owner 3: | |
| Street 1: 41 BAILEY RD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|---|--|
| PREVIOUS OWNER | |
| Owner 1: BICIOCCHI LUIGI /LIFE ESTATE - | |
| Owner 2: - | |
| Street 1: 41 BAILEY RD | |
| Twn/City: ARLINGTON | |

| | |
|---------------|-------|
| St/Prov: MA | Cntry |
| Postal: 02476 | |

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Stucco Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7000 | | Sq. Ft. | Site | | 0 | 90. | 0.90 | 10 | | | | | | | | | 567,000 | | | | | | 567,000 | |

Total AC/HA: 0.16070

Total SF/SM: 7000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 567,000

Spl Credit

Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

| | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------|-------------------------|------------------------------------|-------------------|---|--------|-----------------|------------|-------|-----|---------------|------|-------|------------|--------------|-------|-----------------------------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: 6 | - Colonial | | | Full Bath: 1 | Rating: Very Good | PDAS.. OF=SINK IN BMT. | | | | | | | | | | | | | |
| Sty Ht: 2 | - 2 Story | | | A Bath: | Rating: | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | |
| Foundation: 3 | - BrickorStone | | | A 3QBth: | Rating: | | | | | | | | | | | | | | |
| Frame: 4 | - FirePf-Steel | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | | |
| Prime Wall: 6 | - Stucco | | | A HBth: | Rating: | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: 1 | Rating: Good | | | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Very Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | |
| Color: YELLOW | | | | A Kits: | Rating: | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| View / Desir: | | | | Fpl: 1 | Rating: Good | Other | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | Upper | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | |
| Year Blt: 1930 | Eff Yr Blt: | | | Location: | | Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB: 1 | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | | |
| Jurisdct: G16 | Fact: . | | | Floor: | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | | | | | | | | | | | | |
| Prim Int Wal 2 | - Plaster | | | Functional: | | | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | | | | | | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 % | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 130.00 | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.15480769 | | | | | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 1.03939605 | | | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 156.039 | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 91450 | | | | | | | | | | | | | | | |
| Heat Fuel: 2 | - Gas | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | |
| Heat Type: 5 | - Steam | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 539185 | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | Depreciation: 100288 | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 438996 | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 126.0-0006-0003.0 | | | | | | | | | | | | IMAGE | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | |
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1930 | 21.25 | T | 40 | 101 | | | 5,100 | | | 5,100 | |
| More: N | Total Yard Items: | 5,100 | Total Special Features: | | | | | | | | | | | | | Total: | 5,100 | AssessPro Patriot Properties, Inc | |